



133 Waddington Avenue,  
Coulston, CR5 1QP - Price £520,000

**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

Positioned in a popular location on a corner plot this unique two-bedroom well-presented property set within attractive gardens with the benefit of a detached double garage being sold with NO ONWARD CHAIN. Located in a very popular and well-established residential area being conveniently placed by some delightful green belt countryside including Coulsdon Common and Farthing Downs. The area is well served for several well-performing local schools, recreational facilities and churches and also benefits from a local 404 bus service to Caterham and Coulsdon Town. In addition to the local shops and transport links at Lacey Green and Old Coulsdon Village there is an excellent choice of shops, cafes and restaurants and two mainline railway stations located in Coulsdon Town. The property is well placed for ease of access to the M23 / M25 interchange at Hooley with London Gatwick Airport just one junction along the M23 at junction 9.

- Corner Plot Location
- En-Suite to Master Bedroom
- Family Bathroom
- Separate Lounge & Dining Room
- Double Detached Garage
- Well-maintained Unique Property
- Gardens to Three Sides
- Kitchen with Utility Area
- Two Bedrooms
- Insulated Roof Space with Pull Down Ladder
- No Onward Chain





**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

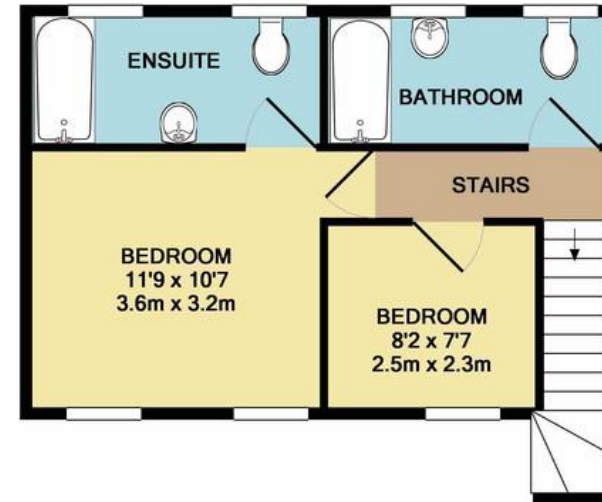
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





GROUND FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 982 SQ.FT. (91.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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